

CONFIDENTIAL

26 MAR 1975

MEMORANDUM FOR: Director, [REDACTED] 25X1A6a
 SUBJECT : Life Safety Improvements to [REDACTED] 25X1A6a
 REFERENCE : Memorandum, dtd 13 Feb 75, to [REDACTED] fm C/RECD, 25X1A6a
 Subject: same as above

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1. As mentioned in my memorandum of 13 February 1974, Real Estate and Construction (RECD) technicians have investigated the [REDACTED] fire alarm system and have prepared a scope of work for the installation of a separate, second alarm system as discussed hereinafter. Budgetary cost estimates for other related improvements are discussed briefly as separate items.

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2. A totally new system is recommended for [REDACTED] This facility has been extended several times and the present proliferation of alarm circuitry and devices has outgrown the capability of existing components as evidenced by the inability to either ring all bells presently installed or to reliably determine which zone is actually in alarm. Lack of color coding on circuits and problems inherent to the interface between components of different make and age present severe maintenance and troubleshooting difficulties. It is further recommended that the system presently installed be left in place to protect the facility until completion of the installation of the new system at which time all operating components should be removed. Complete loss of coverage during construction plus the uncertainties in bidding or trying to estimate the cost are believed to be of sufficient gravity to preclude trying to renovate the present system. The new system is to include fire detection, smoke detection in return air ducts, and magnetic fire door holders. The estimated cost for installation of this entire system is \$43,000.

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3. A sprinkler system in this Building is felt to be highly desirable. Certain compromises on National Fire Protection Association (NFPA) Code parameters are required since your total useful water supply is limited to slightly over 100,000 gallons and the flow to [REDACTED] will approximate only 500 GPM. Increasing the water main size from six inches to eight inches would double this flow rate and would be highly desirable in itself but this is not discussed nor estimated herein. In any case, the sprinkler proposed has a distinct advantage in that a moderately severe fire could be extinguished before complete and catastrophic involvement is reached. The cost of such a system is estimated at \$110,000 including approximately thirty percent for ceiling work and twenty percent for contingency allowance.

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4. Smoke detection in air handling systems is recommended. Each system should be included as a separate zone on the fire alarm system. The cost of this feature on your system is approximately \$5,000 assuming seven zones. This figure is included in the proposal of paragraph 2 above. It should be proportionately higher if done alone.

5. Magnetic fire door holders are easily includable with your basic fire alarm system and if included at time of installation should cost no more than \$200 per door. This should eliminate the likelihood of finding your existing fire doors "temporarily" wedged open should a fire occur.

6. A standpipe system in stairwells would be useful for quick reaction on fires or where limited manpower is available for stringing hose lines. The cost of such a system is estimated at \$18,000 assuming a flow of 100 gpm at the point most remote from the street. Installation of a built-in pumping system appears inadvisable in view of the available gravity head plus the anticipated favorable fire department response time. If included with a sprinkler system the flow requirement would increase somewhat but the cost of installation would drop to approximately \$6,000 plus cost of sprinkler system.

7. It is hoped that this information will be useful to you and that the estimates and technical package included will enable you to allocate available funds prudently and expeditiously. A copy of this memorandum is being forwarded to Safety Branch, OS for information and concurrence on actions proposed.

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[REDACTED]
Chief

Real Estate and Construction Division, OL

Attachment:

Scope of work for new fire and smoke alarm system
for Building [REDACTED]

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cc: OS/SB (w/att)

Distribution:

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